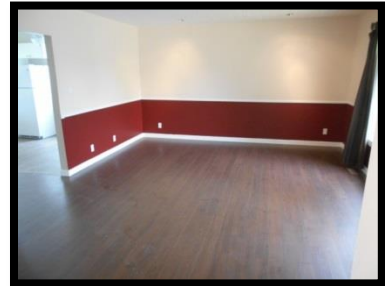


Suited House: Jasper Park!

8729 151 Street



Typical Tenant Profile: With new quality renovations and in a stable location, this property will attract a great tenant profile.

Location: This property is located within 800 meters of the future planned Meadowlark LRT station. From a perspective of future growth, this property is in a prime spot.

Overall Condition: With all of the new renovations up and down this place is in exceptional condition. The suite in the basement is fully legal and the property is turnkey.

Bonus Value: The exciting value of this property is the proximity to the future LRT station.

Buyer's Expectations: A total turnkey investment. Fully renovated and in close proximity to the future LRT, this one is a home run.

Suite: 3+3BR Garage: Double Garage Detached Square Feet: 1159.28 Year Built: 1961

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Monthly Pro Forma

Purchase Price	\$445,000.00
Total Building Rent	\$2,940.00

Closing Costs

Downpayment (20%)	\$89,000
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$96,300

Mortgage Terms

Rate	2.84%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,470.37

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,940.00	\$35,280.00
Total	\$2,940.00	\$35,280.00

Rental Breakdown

Upper	\$1,445.00
Lower	\$1,295.00
Garage	\$200.00
Total	\$2,940.00

Expense

	Monthly	Annual
Tax	\$219.00	\$2,628.00
Insurance	\$118.67	\$1,424.00
Condo Fees	\$0.00	\$0.00
Management	\$294.00	\$3,528.00 (Standard 10% for Property Managers)
Vacancy 5%	\$147.00	\$1,764.00
Repairs 5%	\$147.00	\$1,764.00
Mortgage	\$1,470.37	\$17,644.39
Total	\$2,396.03	\$28,752.39

Profit

	Monthly	Annual	Cash on Cash Yeild (Annual Cashflow/Total Investment)
Cashflow	\$543.97	\$6,527.61	6.78%
Contingency <small>(amount saved into reserve fund after year 1)</small>	\$294.00	\$3,528.00	3.66%
Total	\$837.97	\$10,055.61	10.44%

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